

116.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

764,300 / 764,300

USE VALUE:

764,300 / 764,300

ASSESSED:

764,300 / 764,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		THESDA ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: KRAJEWSKI ROBERT	
Owner 2: OROZCO OLIVIA	
Owner 3:	
Street 1: 121 THESDA ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DOLAN MICHAEL J & DONNA M -	
Owner 2: -	
Street 1: 121 THESDA ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1970, having primarily Vinyl Exterior and 1580 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	9000	Sq. Ft.	Site	0	70.	0.77	6													

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9000.000	281,300		483,000	764,300		74662
							GIS Ref
							GIS Ref
							Insp Date
							10/16/18

PREVIOUS ASSESSMENT								Parcel ID	116.0-0005-0003.0		USER DEFINED
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRIOR ID # 1: 74662
2022	101	FV	281,300	0	9,000.	483,000	764,300		Year end	12/23/2021	PRIOR ID # 2:
2021	101	FV	273,300	0	9,000.	483,000	756,300		Year End Roll	12/10/2020	PRIOR ID # 3:
2020	101	FV	273,400	0	9,000.	483,000	756,400		756,400 Year End Roll	12/18/2019	PRIOR ID # 1:
2019	101	FV	206,800	0	9,000.	476,100	682,900		682,900 Year End Roll	1/3/2019	PRIOR ID # 2:
2018	101	FV	206,800	0	9,000.	365,700	572,500		572,500 Year End Roll	12/20/2017	PRIOR ID # 3:
2017	101	FV	206,800	0	9,000.	345,000	551,800		551,800 Year End Roll	1/3/2017	CARD
2016	101	FV	206,800	0	9,000.	317,400	524,200		524,200 Year End	1/4/2016	PRINT
2015	101	FV	203,500	0	9,000.	296,700	500,200		500,200 Year End Roll	12/11/2014	DATE

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				ASR Map:	
DOLAN MICHAEL J				1230-103		11/27/2000				CC				Fact Dist:	
				934-132		6/1/1980				Chris C				Reval Dist:	

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
11/3/2015	1701	Solar Pa	4,000						10/16/2018	Inspected	CC	Chris C					
7/18/2006	601	Re-Roof	5,400	C					9/19/2018	MEAS&NOTICE	CC	Chris C					
5/16/2001	311	Redo Kit	15,600	C					5/1/2009	Inspected	372	PATRIOT					
									12/19/2008	Measured	163	PATRIOT					
									2/25/2001	MLS	MM	Mary M					
									2/15/2000	Measured	263	PATRIOT					
									9/1/1993		RV						

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 05 - Garrison	1	Rating: Good																						
Sty Ht: 2 - 2 Story		A Bath:	Rating:																					
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																					
Foundation: 1 - Concrete		A 3QBth:	Rating:																					
Frame: 1 - Wood		1/2 Bath: 1	Rating: Average																					
Prime Wall: 4 - Vinyl		A HBth:	Rating:																					
Sec Wall:	%	OthrFix:	Rating:																					
Roof Struct: 1 - Gable																								
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES																						
Color: WHITE		Kits: 1	Rating: Good																					
View / Desir:		A Kits:	Rating:																					
		Fpl: 1	Rating: Average																					
		WSFlue:	Rating:																					
GENERAL INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN												
Grade: C - Average																								
Year Blt: 1970	Eff Yr Blt:	Location:																						
Alt LUC:	Alt %:	Total Units:																						
Jurisdct: G4	Fact: .	Floor:																						
Const Mod:		% Own:																						
Lump Sum Adj:		Name:																						
INTERIOR INFORMATION				DEPRECIATION				COMPARABLE SALES				SUB AREA												
Avg Ht/FL: STD		Phys Cond: AV - Average	29. %																					
Prim Int Wal 1 - Drywall		Functional:	%																					
Sec Int Wall:	%	Economic:	%																					
Partition: T - Typical		Special:	%																					
Prim Floors: 4 - Carpet		Override:	%																					
Sec Floors:	%	Total:	29.9 %																					
Bsmnt Flr: 12 - Concrete		CALC SUMMARY																						
Subfloor:		Basic \$ / SQ: 140.00																						
Bsmnt Gar:		Size Adj.: 1.31455696																						
Electric: 3 - Typical		Const Adj.: 0.97029907																						
Insulation: 2 - Typical		Adj \$ / SQ: 178.572																						
Int vs Ext: S		Other Features: 80500																						
Heat Fuel: 3 - Electric		Grade Factor: 1.00																						
Heat Type: 6 - Elec Base/B		NBHD Inf: 1.00000000																						
# Heat Sys: 1		NBHD Mod:																						
% Heated: 100	% AC:	LUC Factor: 1.00																						
Solar HW: NO	Central Vac: NO	Adj Total: 401302																						
% Com Wal	% Sprinkled	Depreciation: 119989																						
		Depreciated Total: 281313																						
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	PARCEL ID 116.0-0005-0003.0				IMAGE											
SPEC FEATURES/YARD ITEMS																AssessPro Patriot Properties, Inc								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:																	Total:						
Total Special Features:																								